



MAYOR & COUNCIL COMMUNICATION

DATE: 07/15/2014

REGULAR

ITEM # 17

AGENDA ITEM: Village Preserve South Sketch Plan

SUBMITTED BY: Nick M. Johnson, City Planner

THROUGH: Dean Zuleger, City Administrator

REVIEWED BY: Planning Commission
Kyle Klatt, Community Development Director
Jack Griffin, City Engineer
Ann Pung-Terwedo, Washington County Public Works

SUGGESTED ORDER OF BUSINESS:

- Introduction of ItemCommunity Development Director
- Report/Presentation.....Community Development Director
- Questions from Council to Staff Mayor Facilitates
- Call for Motion Mayor & City Council
- Discussion Mayor & City Council
- Action on Motion..... Mayor Facilitates

POLICY RECCOMENDER: GWSA Land Development, LLC has submitted a Sketch Plan for a proposed 104-unit single family residential subdivision to be located on approximately 64 acres in the southeastern portion of the Village Planning Area. The sketch plan review provides the applicant the opportunity to receive initial feedback on a development concept from the City Council, Planning Commission and staff. At the sketch plan level, high-level review is focused on consistency with the Comprehensive Plan and zoning ordinances, transportation and other infrastructure, proposed parkland dedication, and other planning and land use elements that relate to the subject parcel and proposed development. The sketch plan review is intended to assist the applicant in the preparation of a Preliminary Plat application.

FISCAL IMPACT: None – City costs related to the review of the sketch plan are reimbursed by an application fee and a development review escrow.

SUMMARY AND ACTION REQUESTED: The City Council is being asked to review a Sketch Plan submitted by GWSA Land Development, LLC for a proposed 104-unit single family subdivision located in the southeast portion of the Village Planning Area. The Planning

Commission reviewed the sketch plan for the subdivision, to be called Village Preserve South, at the 6/30/14 meeting. As the sketch plan review requires no formal action, the City Council is asked to provide preliminary feedback and high level review of the proposed development.

BACKGROUND INFORMATION:

Attached is the original detailed Staff Report that was provided to the Planning Commission on 6/30/14 regarding the Village Preserve South Sketch Plan. The Staff Report includes general information about the proposed subdivision, a summary of the relevant planning and zoning issues, as well as a review of the proposed design and infrastructure. Review of the Sketch Plan was completed by planning staff, the City Engineer, Washington County and the Planning Commission.

In terms of the specifics of the review, greater details are found in the Staff Report dated 6/30/14, as well as the attachments. However, staff did want to highlight three critical aspects of the proposed subdivision.

- Currently, the Holliday parcel (the southern portion of the proposed subdivision) is guided RAD – Rural Area Development. The applicant has submitted a Comprehensive Plan Amendment to change the land use guidance of this parcel from RAD – Rural Area Development to V-LDR – Village Urban Low Density Residential. The Planning Commission held a public hearing on this request on 6/30/14, at which time no testimony was received. The Planning Commission unanimously recommended the Comprehensive Plan Amendment for approval. It is important to highlight the issue related to the Comprehensive Plan due to the fact that if the amendment is not approved, the proposed subdivision with residential lots on the Holliday parcel cannot proceed as submitted.
- As part of the proposed subdivision, the applicant would be completing the Village Parkway minor collector road from the proposed Easton Village subdivision down to 30th Street. The Village Parkway minor collector road is a critical piece of transportation infrastructure needed to serve planned growth in the Village Planning Area.
- In addition to the streets, lots and stormwater facilities, the applicant are proposing to dedicate a sizeable portion (+/- 15 acres) of land to the east of Reid Park as a proposed expansion. The City's Comprehensive Plan supports the dedication of this area, an area that is identified in the AUAR as ecologically sensitive. In addition, in reviewing the proposal on March 3/17/14, the Park Commission supported the expansion of Reid Park. Expansion of the park should allow for increased recreational facilities directly adjacent to a growing area of the community.

PLANNING COMMISSION REPORT:

The Planning Commission reviewed the sketch plan at its June 30, 2014 meeting. In reviewing the Village Preserve South Sketch Plan, the Planning Commission provided high level review and initial feedback to the applicant regarding the proposed subdivision. Greater detail of the Planning Commission's review comments can be found in the Planning Commission minutes

(DRAFT). However, staff wanted to highlight the following items that were identified during the Planning Commission review:

- There was a general discussion regarding the proposed cul-de-sac having direct access to Village Parkway minor collector road. Staff has noted that the design of the proposed cul-de-sac will need to meet City approval. Additional information and geometrics will be needed to review the design. The City may engage a traffic expert to ensure that the cul-de-sac will function properly.
- Concern was noted about the limited amount of buffering on the south side of the proposed subdivision along 30th Street.
- There was discussion about the location of the touch down point of Village Parkway and 30th Street. The applicant noted that they would be open to potentially moving the road further east if it is acceptable to the City.
- The Planning Commission noted that stormwater management is a critical component in this area due to the increased amount of drainage.
- Additional screening was requested along the western boundary of the Mcleod property to the west of the subject parcel.

In providing feedback directly to the applicant, the Planning Commission was able to communicate the areas of future focus and review. The applicant noted that after review by the City Council, they will likely start preparing a preliminary plat application.

STRENGTHS, WEAKNESSES, OPPORTUNITIES, THREATS:

Strengths: Providing a review of a sketch or concept plan allows for initial review of a development plan in advance of preliminary plat application. This process allows the City to identify critical issues and set expectations before the applicant has expended significant resources in preparing a preliminary plat.

Weaknesses: None

Opportunities: Moving forward with the Village Preserve South single family subdivision as depicted in the Sketch Plan allows for the completion of the Village Parkway minor collector road. It would also include a significant dedication of land next to Reid Park to expand recreational opportunities in the Village.

Threats: None

RECOMMENDATION:

No formal action is required as part of the sketch plan review. The City Council is asked to provide high-level review and feedback regarding the proposed subdivision. The review comments and issues identified in this stage of review are utilized to inform a future preliminary plat application.

ATTACHMENTS:

1. Staff Report to the Planning Commission, 6/30/14
2. Location Map
3. Application Form
4. Sketch Plan Narrative
5. Village Preserve South Sketch Plan
6. Village Parkway Typical Section
7. City Engineer Review Memorandum, dated 6/27/14
8. Washington County Review Memorandum, dated 6/24/14